

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 813 WEST NORTH LOOP BOULEVARD IN THE**
3 **OLD BRENTWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL**
4 **COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-**
5 **NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO**
6 **GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE**
7 **BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-**
8 **CO-NP) COMBINING DISTRICT.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-conditional overlay-
14 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
15 mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-
16 CO-NP) combining district on the property described in Zoning Case No. C14-2012-0041,
17 on file at the Planning and Development Review Department, as follows:

18
19 Lot 1, Neelley and McDaden Subdivision, a subdivision in the City of Austin,
20 Travis County, Texas, according to the map or plat of record in Plat Book 17, Page
21 59, of the Plat Records of Travis County, Texas (the "Property"),

22
23 locally known as 813 West North Loop Boulevard in the City of Austin, Travis County,
24 Texas, and generally identified in the map attached as Exhibit "A."

25
26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 general commercial services (CS) base district and other applicable requirements of the
29 City Code.

30
31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:

- 33
34 A. A site plan or building permit for the Property may not be approved, released,
35 or issued, if the completed development or uses of the Property, considered
36 cumulatively with all existing or previously authorized development and uses,
37 generate traffic that exceeds 2,000 trips per day.

1 B. The following uses are conditional uses of the Property:
2

Agricultural sales and services	Campground
Commercial blood plasma center	Equipment repair services
Equipment sales	Kennels
Vehicle storage	

3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the general commercial services
6 (CS) base district, the mixed use combining district, and other applicable requirements of
7 the City Code.
8

9 **PART 4.** The Property is subject to Ordinance No. 040513-33A that established the
10 Brentwood neighborhood plan combining district.
11




12 **PART 5.** This ordinance takes effect on _____, 2012.
13

14 **PASSED AND APPROVED**

15
16 §
17 §
18 _____, 2012 § _____
19
20 Lee Leffingwell
21 Mayor
22

23 **APPROVED:** _____ **ATTEST:** _____
24 Karen M. Kennard Shirley A. Gentry
25 City Attorney City Clerk

 $1'' = 200'$

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE
C14-2012-0041

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

